

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Brigidanne Flynn, Acting Chairperson
123 Grand Street, Newburgh, N.Y. 12550

Eliana Diaz, Secretary
Phone: (845) 569-7400
Fax: (845) 569-0096

**MINUTES
ARCHITECTURAL REVIEW COMMISSION**

The monthly meeting of the City of Newburgh
Architectural Review Commission was held on
Tuesday, June 14, 2016 at 7:30 p.m. City Council
Chambers, 83 Broadway

Members Present: Brigidanne Flynn, Acting Chairperson
Christopher Hanson
Jeff Wilkinson
Michelle Basch
Paula Stevens

Members Absent: Isaac Diggs
Rich Rosencrans

Also Present: Michelle Kelson, Corporation Counsel
Eliana Diaz, Land Use Board Secretary

The meeting was called to order at 7:35 p.m. after a quorum was confirmed.

Minutes of the May 10, 2016 Meeting

Ms. Stevens made a motion to approve the May 10, 2016 minutes as presented.
Ms. Basch seconded the motion.

The motion was approved 6-0 with no opposition.

NEW BUSINESS

CONSENT AGENDA

AR2016-19 162 Grand Street
Request to paint all wood siding, wood panels and window
surrounds, Cornice/fascia using Benjamin Moore HC-53 Hathaway
Peach or HC-54 Junel Peachtone with HC-182 Classic Burgundy
on boarders/trim details.
Applicant/Owner: Stephen Chinoransky

Mr. Chinoransky, applicant, appeared. A brief discussion was held amongst the members of the board. It was clarified that there was no body color proposed for the property, the application was for trim color approval.

A motion to approve the application as specified, to paint all wood siding, wood panels and window surrounds, Cornice/fascia using Benjamin Moore HC-53 Hathaway Peach or HC-54 Junel Peachtone with HC-182 Classic Burgundy on boarders/trim details was made by Michelle Basch and seconded by Paula Stevens.

The motion was carried 5-0

AR 2016-20

50 Lutheran Street

Request to paint the front and left side of the building including the porch and trims throughout the property using:

- Benjamin Moore Nantucket Gray HC-111 main body - front and sides
- Benjamin Moore Gloucester Sage HC-100 – cornice/fascia, window and entry trim

Applicant/Owner: Sue Duarte

The members of the board reviewed the colors submitted by the applicant.

- A motion to approve the application as specified, to paint the front and left side of the building including the porch and trims throughout the property using Benjamin Moore Nantucket Gray HC-111 main body - front and sides

PUBLIC HEARINGS

AR 2016-15

24 Courtney Avenue

Applicant: Joseph Martinez

Owner: Hudson Valley Real Estate Partners LLC

Erect a privacy fence along property line and paint the front deck of property.

Discussion

Mr. Joseph Martinez, Applicant, the Construction Manager for Hudson Valley Real Estate Partners, appeared before the commission to discuss the application. Mr. Martinez was proposing to erect a fence along the rear property line and paint the front porch including front door in Benjamin Moore Kindle Charcoal HC-166. Only the 24 Courtney Avenue side of the building will be painted. Missing, broken or rotten railings, trim, cornice and fascia will be replaced in kind and painted all in the same Kindle Charcoal color. The brick exterior will not be painted.

The Chair opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Ms. Stevens made a motion to declare SEQRA Lead Agency. The motion was seconded by Ms. Basch. The motion was carried unanimously with no opposition.

Ms. Basch made the motion to find for negative declaration for SEQRA. Mr. Hanson seconded the motion. The motion was carried unanimously with no opposition.

Mr. Diggs made the motion to approve the application to allow the applicant:

- Erect a privacy fence along the rear property line
- Paint the front porch, cornice, fascia, railings, trim and front door in Benjamin Moore Kindle Charcoal HC-166

Ms. Stevens seconded the motion.

The motion was approved 6-0 with no opposition.

(Mr. Wilkinson arrived late to the meeting)

AR 2016-14 30 South Miller Street

Applicant: Habitat for Humanity of Greater Newburgh

Owner: Newburgh Community Land Bank

Perform a gut rehabilitation of an existing two story structure which will include new windows, doors, porches and roof

Discussion

Mr. Nate Litwin, Project Manager for Habitat for Humanity of Greater Newburgh, Applicant, appeared before the commission to discuss the application.

Mr. Litwin outlined the scope and materials for the project which Habitat proposes for the property. The existing brick in disrepair will be repaired. Double doors will be put back in place to recreate the vestibule. The existing stone and brick front entry stoop & stair will be removed and replaced with new brick piers and wooden porch will be put in its place. The new piers will be moved forward to allow them to be seen and provide some continuity with the brick façade of the building. The alley way adjoining the property will have a six foot high wooden fence with gate erected at the corner of the building. On the side of the property there are two entrances; one of the two entryways would end up being removed depending on the interior configuration of the space. The damaged lintels, sills, fascia and cornice will be to be repaired and missing pieces replaced in kind. The windows will be replaced with double hung 2 over 2 simulated divided lite Fiberglas clad wood windows including the basement ones. Exterior lighting will be placed outside the front and side entry doors. Transom above the front entry will be retained and repaired in kind. The motion lights which are proposed for the property are to be placed mid-way in the alley.

It was suggested, by the commission, as gut rehabilitation will be done on the building a

conduit could be placed in the interior going to the roof to hold the wiring for satellite dish. This would allow future occupants the option of installing a satellite dish on the roof not on the side of the building. Motion sensor flood light were proposed for the property by the commission to be placed mid-point in the alleyway.

The Chair opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Ms. Stevens made a motion to declare SEQRA Lead Agency. The motion was seconded by Ms. Basch. The motion was carried unanimously with no opposition.

Mr. Rosencrans made the motion to find for negative declaration for SEQRA. Ms. Basch seconded the motion. The motion was carried unanimously with no opposition.

Ms. Stevens made the motion to approve the application to allow the applicant:

- Repair or replace the cornice, fascia and brackets to match the existing, repair and replace gutters and leaders, and paint them in Benjamin Moore Jamestown Blue HC-148
- Install Marvin Integrity double hung Fiberglas clad wood windows, two over two simulated divided lite in a 1^{1/8} inch mullion, Exterior color to be Cashmere
- Repair the brownstone lintels and sills, repoint and repair existing brick exterior
- Demolish existing brick and stone front stoop and construct a new wood front porch on brick piers. Square balusters, handrail and railing with decorative caps. Brick piers to be forward in placement. Remove and reconstruct side entry porch. Paint Benjamin Moore Jamestown Blue HC-148
- Install new exterior double entry door, retaining and repairing transom. Install a Therma Tru Smooth-Star, S296, four panel/two lite interior vestibule and side entry doors. Paint doors, transom, trim and casements in Benjamin Moore, Hodley Red, HC-65
- Install exterior lights outside front and side entry doors, jelly jar style; Motion sensor floodlight to be placed mid-way in the side alleyway
- Install a 6 ft. high wooden fence with gate across alleyway at corner of building.

Mr. Diggs seconded the motion.

The motion was approved 7-0 with no opposition.

AR 2016-17 4-6 Clark Street

Applicant/Owner: Jeffrey Link/Applewood Acres Inc.

To replace windows on warehouse

Discussion

Mr. Jeffrey Link, Applicant/Owner, appeared before the commission to discuss the

application.

Mr. Link informed the commission that one of the openings on the second floor had on the interior, loading dock type door in place which they would like to retain. The door will be repaired and painted and a solid storm window would be installed over the exterior to make the door visible as well as weatherize the opening. Mr. Link explained that there are two different styles of windows currently on the building as there are three distinct buildings. The commission recommended the use of a traditional commercial style window which would fit the industrial feel of the property on the Clark street facade. In addition it was recommended that aluminum frame industrial windows be used on the Clark Street facade. The openings on the side were made smaller at some time in the past and Mr. Link would like to allow for them to be restored to the original size if the interior configuration allows. Use of a four over four simulated divided lite double hung windows to fit the original openings on Broadway facing side façade.

The Chair opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Ms. Stevens made a motion to declare SEQRA Lead Agency. The motion was seconded by Mr. Rosencrans. The motion was carried unanimously with no opposition. Mr. Rosencrans made the motion to find for negative declaration for SEQRA. Mr. Hanson seconded the motion. The motion was carried unanimously with no opposition.

Ms. Stevens made the motion to approve the application to allow the applicant:

- Installation of industrial aluminum window, symmetrical glazing, simulated divided lite, fixed or venting operation on the 4/6 Clark Street facade
- Repair, restore existing second floor dock door and install a solid glass storm window on the 4/6 Clark Street façade, Paint color is Benjamin Moore Georgia Brick HC-50
- Install on Broadway facing side facade, Four over four simulated divided lite, double hung windows in solid Aluminum or aluminum clad wood, in same color as Clark street facade, Benjamin Moore Georgia Brick HC-50.
- 4 Clark St door painted Benjamin Moore Georgia Brick HC-50 with trim painted Benjamin Moore Dorset Gold HC-8.
- 6 Clark Street first floor garage door Benjamin Moore Grant Beige HC-83

Ms. Basch seconded the motion.

The motion was approved 7-0 with no opposition.

The motion was carried unanimously.

AR 2016-16 153 Lander Street

Applicant: Michael Lebron

Owners: Ana Vega-Ovalle

To renovate three story masonry rowhouse with storefront, to repair rear chimney, front cornice and storefront and to close off basement windows with bricks.

Discussion

Mr. Michael Lebron, applicant, appeared before the commission to discuss the application.

Mr. Lebron informed the commission that the building currently had vinyl windows installed and that they were not replacing them instead any broken sashes would be repaired or the sash replaced.

Mr. Lebron noted that the fascia currently had two corbels missing and that during painting of the fascia and cornice the remaining brackets had been used from the ends to replace the missing ones in the middle. The owner is looking to find replacements to have replicated. The cornice, facade and brackets will be painted in Benjamin Moore Van Burren brown HC-70.

Mr. Lebron clarified that until the owner leases the storefront wood panels would be used for protection purposes on the windows instead of glass. It was stated that for the time being there would only be cleaning and repairs done on the storefront. The commission recommended placement of exterior lighting adjacent to existing entry doors and on the side of the property. The applicant indicated that the owner is still in search of an appropriate entry doors and has not settled on a particular style. The commission expressed that doors proposed on the plans submitted by the applicant would be appropriate, however the applicant can continue to search for doors of similar style presented until they find one they are comfortable putting in place.

The Chair opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Ms. Basch made a motion to declare SEQRA Lead Agency. The motion was seconded by Ms. Stevens. The motion was carried unanimously with no opposition.

Ms. Stevens made the motion to find for negative declaration for SEQRA. Mr. Diggs seconded the motion. The motion was carried unanimously with no opposition.

Mr. Diggs made the motion to approve the application to allow the applicant:

To rehabilitate the building a detailed on the plans submitted with the following modifications:

- to replace the storefront door with a double door with glass on the top and wood panel on the bottom
- front residential door will be a single door with glass on top and wood panel on the bottom to match the side elevation residential door,
- Exterior lighting to be placed at the side and rear residential entry doors
- Cornice, fascia, storefront trim, entry door and window frames to be painted Benjamin Moore Van Burren brown HC-70

Mr. Hanson seconded the motion.

The motion was approved 7-0 with no opposition.

To install a sign along the front and side of the property.

Discussion

Mr. Anthony Castillo, applicant and Mr. Favio Taveras project manager, appeared before the commission to discuss the application. Mr. Taveras clarified to the commission that the proposed signage would be made up of individual letters with waterfall awnings and decal lettering. The window decals shown in the rendering would not be applied to the windows and were not part of the application.

The front awning will be sloped straight down, which would be in compliance with the East End Historic District Guidelines. Mr. Taveras stated that each letter for the sign would be individually interior lit. The commission pointed out to the applicant that the guidelines specify that such form of internal lighting is not permitted. Goose neck style lighting will have to be the source of illumination and at least two more goose neck lights will have to be added along the front facade. The placing of the canopy structure on the side of the building will have to be verified with the Code Compliance office. If the placing of the canopy structure is allowed, the colors would have to be either red or green color. The sign on the side of the building will be lit by goose neck style lights and the back signage will mark the receiving entrance with no lighting required.

The Chair opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Mr. Hanson made a motion to declare SEQRA Lead Agency. The motion was seconded by Ms. Basch. The motion was carried unanimously with no opposition.

Ms. Stevens made the motion to find for negative declaration for SEQRA. Ms. Basch seconded the motion. The motion was carried unanimously with no opposition.

Ms. Stevens made the motion to approve the application to allow the applicant:

- Installation a sign on the front of the building in individual letters lit by three goose neck style lights,
- Install an awning in a traditional angle (as per guidelines) with the lettering as indicated in the application,
- Placement of a green canopy structure on the side of the building as indicated in the application,
- Install a rectangular sign above the canopy lit by goose neck lights,
- Install rectangular sign above the rear entry doorway, similar to the sign on the side of the building, no lighting for rear sign.

Ms. Basch seconded the motion.

The motion was approved 7-0 with no opposition.

With no further business to discuss the meeting was adjourned at 10:04 p.m.

Respectfully submitted,

Eliana Diaz

Secretary to the Land Use Boards